



NOTICE OF PUBLIC HEARING/MEETING

November 14, 2017

Notice is hereby given that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) on Tuesday, November 14, 2017 at 9:30 AM, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: T N</p> <p>Action: Motion to Calendar M.Srinivasan - K.Vauss 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2595</p> <p>207-215 East 119th Street - Richard Webber Harlem Packing House</p> <p>Manhattan - Block 1784 - Lot 5 in part Zoning CD: 11</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>A six-story Romanesque-Revival former meat market building, designed by Bartholomew & John P. Walther and built in 1895 for the Richard Webber Harlem Packing Company.</p>
2	<p>Staff: M H</p> <p>Action: Motion to Calendar M.Srinivasan - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2597</p> <p>215 East 99th Street - Public School 109 (now El Barrio's Artspace P.S. 109)</p> <p>Manhattan - Block 1649 - Lot 9 Zoning CD: 11</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>A Collegiate Gothic style former Public School building designed by Charles B.J. Snyder, constructed in 1899 and rehabilitated in 2015 as an affordable housing complex for local artists.</p>
3	<p>Staff: B R</p> <p>Action: Motion to Calendar M.Srinivasan - A.Shamir-Baron 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2596</p> <p>260 Pleasant Avenue-aka 500-528 East 116th Street - Benjamin Franklin High School (n</p> <p>Manhattan - Block 1713 - Lot 1 Zoning CD: 11</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>A 1942 Georgian Revival School, built to house an experimental community-centered high school started by the pioneering educator and sociologist Leonard Covello, that is representative of the social and political engagement of East Harlem in the 20th century.</p>

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	<p>Staff: A J</p> <p>M.Srinivasan - M.Goldblum 9-0-0</p> <p>Action: Approved</p> <p>M.Devonshire - J.Lutfy 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-15560</p> <p>Flatbush Avenue, Prospect Park - Prospect Park - Scenic Landmark</p> <p>Brooklyn - Block 1117 - Lot 1 Zoning Parkla CD:</p> <p>ADVISORY REPORT</p> <p>A naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux. Application is to construct new entrances and pathways.</p>
2	<p>Staff: J C</p> <p>M.Srinivasan - F.Bland 9-0-0</p> <p>Action: Approved with modifications</p> <p>K.Vauss - W.Chen 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-14769</p> <p>1370 Dean Street - Crown Heights North Historic District</p> <p>Brooklyn - Block 1215 - Lot 18 Zoning R6 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Queen Anne style semi-attached house designed by Gilbert A. Schellenger and built c. 1885. Application is to construct a rear addition and rooftop bulkhead and excavate portions of the side and rear yards.</p>
3	<p>Staff: A J</p> <p>M.Srinivasan - A.Shamir-Baron 9-0-0</p> <p>Action: Approved with modifications</p> <p>F.Bland - M.Devonshire 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-8514</p> <p>344 Kemore Road - Douglaston Historic District</p> <p>Queens - Block 8017 - Lot 28 Zoning R1-2 CD: 11</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Arts and Crafts style house designed by Clark Eaton and built in 1922 and a garage built in 1977. Application is to modify the garage and dormers and construct additions.</p>
4	<p>Staff: V T</p> <p>M.Srinivasan - J.Gustafsson 9-0-0</p> <p>Action: Approved with modifications</p> <p>W.Chen - D.Chapin 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-17404</p> <p>21-25 Fulton Street - South Street Seaport Historic District</p> <p>Manhattan - Block 96 - Lot 5 Zoning C6-2A CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>Three Greek Revival style store buildings built in 1845-46. Application is to install a barrier-free access lift and platform.</p>
5	<p>Staff: S K</p> <p>M.Srinivasan - D.Chapin 10-0-0</p> <p>Action: Approved</p> <p>K.Vauss - M.Devonshire 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-6142</p> <p>180 Prince Street - Sullivan-Thompson Historic District</p> <p>Manhattan - Block 503 - Lot 19 Zoning R7-2 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Italianate style tenement building designed by August H. Blankenstein and built in 1874. Application is to construct a rear yard addition and excavate the rear yard.</p>

6	<p>Staff: M S</p> <p>M.Srinivasan - J.Lutfy 10-0-0</p> <p>Action: Approved</p> <p>M.Devonshire - J.Gustafsson 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-1528</p> <p>59 Greenwich Avenue - Greenwich Village Historic District</p> <p>Manhattan - Block 613 - Lot 60 Zoning C2-6, CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style rowhouse built in 1844-45. Application is to construct rooftop and rear yard additions and modify window openings.</p>
7	<p>Staff: M S</p> <p>M.Srinivasan - J.Lutfy 10-0-0</p> <p>Action: Approved</p> <p>M.Goldblum - D.Chapin 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-1530</p> <p>59 Greenwich Avenue - Greenwich Village Historic District</p> <p>Manhattan - Block 613 - Lot 60 Zoning C2-6/R CD: 2</p> <p>MODIFICATION OF USE AND BULK</p> <p>A Greek Revival style rowhouse built in 1844-45. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a special permit for a Modification of Use and Bulk pursuant to Section 74-711 of the Zoning Resolution.</p>
8	<p>Staff: S K</p> <p>M.Srinivasan - D.Chapin 9-0-0</p> <p>Action: Approved with modifications</p> <p>F.Bland - A.Shamir-Baron 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-12554</p> <p>182 Waverly Place - Greenwich Village Historic District</p> <p>Manhattan - Block 610 - Lot 22 Zoning R6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style rowhouse built in 1839. Application is to construct a rear yard addition and excavate the rear yard.</p>
9	<p>Staff: S K</p> <p>M.Srinivasan - D.Chapin 9-0-0</p> <p>Action: Approved with modifications</p> <p>K.Vauss - J.Gustafsson 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-14193</p> <p>184 Waverly Place - Greenwich Village Historic District</p> <p>Manhattan - Block 610 - Lot 21 Zoning R6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Federal style building built before 1828. Application is to install areaway enclosures, garbage enclosures, and through-wall HVAC louvers, construct rooftop bulkheads, and install rooftop mechanical equipment, flue extensions, railings, and screens.</p>
10	<p>Staff: S K</p> <p>M.Srinivasan - D.Chapin 9-0-0</p> <p>Action: Approved with modifications</p> <p>M.Goldblum - W.Chen 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-16240</p> <p>156 West 10th Street - Greenwich Village Historic District</p> <p>Manhattan - Block 610 - Lot 21 Zoning R6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Italianate style rowhouse designed by James P. Ringgold and built in 1855. Application is to alter the rear façade, excavate the rear yard, construct rooftop bulkheads, and install rooftop mechanical equipment, flue extensions, a trellis, and railings.</p>

<p>11 Staff: K B M.Srinivasan - J.Gustafsson 10-0-0 Action: Approved with modifications W.Chen - M.Goldblum 10-0-0 Hearing/Meeting: Closed</p>	<p>LPC-19-13866 34 King Street - Charlton-King-Vandam Historic District Manhattan - Block 519 - Lot 22 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A Greek Revival style house built in 1840. Application is to legalize the construction of a rooftop bulkhead in non-compliance with Certificate of Appropriateness 15-0478, and install a mechanical enclosure in the areaway.</p>
<p>12 Staff: W C M.Srinivasan - W.Chen 10-0-0 Action: Approved with modifications A.Shamir-Baron - J.Lutfy 10-0-0 Hearing/Meeting: Closed</p>	<p>LPC-19-17944 125 East 11th Street - Webster Hall and Annex - Individual Landmark Manhattan - Block 556 - Lot 68 Zoning C6-2A CD: 3 CERTIFICATE OF APPROPRIATENESS A 19th century assembly hall built in 1886-87 with an Annex built in 1892. Application is to modify and create masonry openings, install infill, relocate terracotta panels, and modify the areaway.</p>
<p>13 Staff: S C M.Srinivasan - J.Gustafsson 9-0-0 Action: Approved W.Chen - W.Chen 9-0-0 Hearing/Meeting: Closed</p>	<p>LPC-19-13268 915 Broadway - Ladies' Mile Historic District Manhattan - Block 849 - Lot 70 Zoning M1-5 CD: 5 CERTIFICATE OF APPROPRIATENESS A Modern Eclectic style store, loft, and office building designed by Joseph Martine and built in 1925-26. Application is to legalize the installation of windows without Landmarks Preservation Commission permit(s).</p>
<p>14 Staff: V T M.Srinivasan - A.Shamir-Baron 7-0-0 Action: Approved F.Bland - M.Devonshire 7-0-0 Hearing/Meeting: Closed</p>	<p>LPC-19-17133 250 Fifth Avenue - Madison Square North Historic District Manhattan - Block 830 - Lot 37 Zoning C5-2, CD: 5 CERTIFICATE OF APPROPRIATENESS A neo-Classical style bank building designed by McKim, Meade and White and constructed in three stages dating from 1907-08, 1913, and 1928. Application is to replace windows.</p>
<p>15 Staff: E B M.Srinivasan - F.Bland 8-0-0 Action: Approved M.Devonshire - J.Lutfy 8-0-0 Hearing/Meeting: Closed</p>	<p>LPC-19-14525 884 West End Avenue - Riverside - West End Historic District Extension II Manhattan - Block 1875 - Lot 1 Zoning R8 CD: 7 CERTIFICATE OF APPROPRIATENESS A Renaissance Revival style apartment building designed by Gaetan Ajello and built in 1919-1920. Application is to install a barrier-free access ramp.</p>

<p>16 Staff: L P</p> <p>M.Srinivasan - M.Devonshire 8-0-0</p> <p>Action: Approved</p> <p>W.Chen - M.Goldblum 7-1-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-16207</p> <p>464 Amsterdam Avenue - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1230 - Lot 31 Zoning C2-7A CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Renaissance Revival style tenement building with ground floor storefronts, designed by Gilbert A. Schellenger and built in 1894. Application is to replace storefront infill.</p>
<p>17 Staff: E S</p> <p>M.Srinivasan - M.Goldblum 8-0-0</p> <p>Action: Approved</p> <p>J.Lutfy - W.Chen 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-16578</p> <p>55 East 84th Street - The Regis High School - Individual Landmark</p> <p>Manhattan - Block 1496 - Lot 26 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Classical style building designed by Magginnis & Walsh, and built between 1913 and 1917. Application is to install flagpoles and banners.</p>
<p>18 Staff: A J</p> <p>M.Srinivasan - K.Vauss 9-0-0</p> <p>Action: Approved with modifications</p> <p>F.Bland - A.Shamir-Baron 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-17672</p> <p>9-13 East 75th Street - Upper East Side Historic District</p> <p>Manhattan - Block 1390 - Lot 10, 12 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Queen Anne style rowhouse designed by William E. Mobray and built in 1887-89; a rowhouse built in 1887-89 and redesigned in the neo-Federal style by Henry Polhemus in 1923; and a rowhouse built in 1887-89 and redesigned by Elias K. Herzog in 1951. Application is to redesign the façade of 9 East 75th Street, modify masonry openings at 11 East 75th Street; and to alter the areaways and rear facades, remove party walls, construct rooftop additions, excavate the cellars and yards, and create green walls in the rear yards.</p>
<p>Staff: T S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-15799</p> <p>53-55 Beach Street - Tribeca West Historic District</p> <p>Manhattan - Block 214 - Lot 1 Zoning C6-2A CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Utilitarian style warehouse building designed by Oscar Teale and built in 1885. Application is to legalize the installation of a barrier-free access lift and alterations to the loading dock without Landmark Preservation Commission permit(s).</p>
<p>Staff: L S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-11687</p> <p>290 West 246th Street - Fieldston Historic District</p> <p>Bronx - Block 5807 - Lot 643 Zoning R1-2 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A house designed by BSKS Architects and built in 2004. Application is to legalize alterations to porches and pathways without Landmarks Preservation Commission permit(s).</p>

<p>Staff: K B</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-11726</p> <p>116 Prince Street - SoHo-Cast Iron Historic District</p> <p>Manhattan - Block 500 - Lot 18 Zoning M1-5A CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A tenement building designed by John Prague and built in 1877. Application is to install a painted wall sign.</p>
<p>Staff: E S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-13300</p> <p>51 West 81st Street - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1195 - Lot 1 Zoning R10A CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Beaux-Arts style hotel building designed by Frederick C. Browne and built in 1903-05. Application is to establish a master plan governing the future installation of windows.</p>
<p>Staff: A J</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-1006</p> <p>70 West 71st Street - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1123 - Lot 61 Zoning C1-8A CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Grec style rowhouse designed by Christian Blinn and built in 1878. Application is to legalize the installation of an awning and wall at the areaway.</p>
<p>Staff: M S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-16856</p> <p>828-850 Madison Avenue - The Westbury Hotel - Upper East Side Historic District</p> <p>Manhattan - Block 1384 - Lot 7502 Zoning C5-1 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Renaissance style hotel building designed by George B. Pelham and built in 1925-26. Application is to modify the façade and install new storefronts.</p>
<p>Staff: J M</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LUNCH</p> <p style="text-align: center;">- Block - Lot Zoning CD:</p>

<p>Staff: VT</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-3826</p> <p>867 Sterling Place - Crown Heights North Historic District II</p> <p>Brooklyn - Block 1241 - Lot 75 Zoning R6 R6 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Romanesque/Renaissance Revival style rowhouse designed by Dahlander & Hedman and built c. 1896. Application is to replace windows.</p>
<p>Staff: ES</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-14629</p> <p>62 Thomas Street, aka 137 Duane Street - Tribeca West Historic District</p> <p>Manhattan - Block 147 - Lot 7509 Zoning C6-2A CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Gothic Revival style store and loft building built in 1863-64. Application is to install a door, canopy, light fixtures and HVAC louvers.</p>
<p>Staff: AH</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-12971</p> <p>205 DeKalb Avenue - Fort Greene Historic District</p> <p>Brooklyn - Block 2090 - Lot 66 Zoning R6B CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Italianate style house built in the 1860s. Application is to construct a rear yard addition; and modify masonry openings.</p>
<p>Staff: EB</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-19-18023</p> <p>22 East 80th Street - Metropolitan Museum Historic District</p> <p>Manhattan - Block 1491 - Lot 59 Zoning C5-1 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Renaissance style rowhouse designed by Charles Graham & Sons and built in 1889, altered by Isaac Newton Phelps-Stokes in 1922. Application is to replace windows and install a guardrail.</p>